

114.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

824,800 / 824,800

USE VALUE:

824,800 / 824,800

ASSESSED:

824,800 / 824,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
235		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZELLMER JILL A &	
Owner 2: MCGILL HENRI M	
Owner 3:	

Street 1: 235 PHEASANT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: BAKER MARGUERITE Y -	
Owner 2: LIFE ESTATE -	

Street 1: 235 PHEASANT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4791		Sq. Ft.	Site		0	70.	1.18	5									394,610						394,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4791.000	430,200		394,600	824,800		73137
							GIS Ref
							GIS Ref
							Insp Date
							08/08/18

!8869!

USER DEFINED

Prior Id # 1:	73137
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	08:04:26
PRINT	
LAST REV	
Date	Time
05/29/19	15:35:05
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
BAKER MARGUERIT	63613-206	5/15/2014	603,000 No No
BAKER MARGUERIT	39456-60	6/5/2003 Family	No No Marguerite Baker d.o.d 1/7/2014. Bk 63613 Pg
	9006-288	1/1/1901 Family	No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/16/2019	63	Add Att	17,000	C					8/8/2018	MEAS&NOTICE	CC	Chris C
9/25/2015	1425	Heat App	5,000		9/25/2015			Install 2 AC units	8/29/2014	Info Fm Prmt	PC	PHIL C
8/29/2014	1029	Add Bath	28,000						3/27/2009	Meas/Inspect	163	PATRIOT
8/18/2014	999	Demoliti	2,000		8/18/2014			Interior demo.	3/9/2000	Inspected	276	PATRIOT
									2/15/2000	Measured	263	PATRIOT
									12/1/1981		CS	

Sign: _____ / _____ / _____

VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

